

In re:
Seaton Investments, LLC
Debtor

Case No. 24-12079-VZ
Chapter 11

CERTIFICATE OF NOTICE

District/off: 0973-2
Date Rcvd: May 05, 2025

User: admin
Form ID: pdf042

Page 1 of 4
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on May 07, 2025:

Recip ID	Recipient Name and Address
db	+ Seaton Investments, LLC, 264 S Oakhurst Dr, Beverly Hills, CA 90212-3504

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: May 07, 2025

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on May 5, 2025 at the address(es) listed below:

Name	Email Address
Avi Edward Muhtar	on behalf of Interested Party Avi Muhtar amuhtar@crowndandstonelaw.com
Bruce D Poltrock	on behalf of Creditor Archway Real Estate Income Fund I SPE I LLC bpoltrock@frandzel.com, sking@frandzel.com
Carol Chow	on behalf of Debtor Alan Gomperts Carol.Chow@saul.com hannah.richmond@saul.com;easter.santamaria@saul.com;carol.chow@ecf.courtdrive.com;litigationdocketing@saul.com
Carol Chow	on behalf of Debtor Susan Halevy Carol.Chow@saul.com hannah.richmond@saul.com;easter.santamaria@saul.com;carol.chow@ecf.courtdrive.com;litigationdocketing@saul.com
Carol Chow	on behalf of Debtor Daniel Halevy Carol.Chow@saul.com hannah.richmond@saul.com;easter.santamaria@saul.com;carol.chow@ecf.courtdrive.com;litigationdocketing@saul.com

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Christopher Cramer	on behalf of Interested Party Courtesy NEF secured@becket-lee.com
Christopher Crowell	on behalf of Creditor Harvest Small Business Finance LLC ccrowell@hrhlaw.com
David B Shemano	on behalf of Creditor AIRE Ancient Baths Los Angeles LLC dshemano@shemanolaw.com
Derrick Talerico	on behalf of Debtor Broadway Avenue Investments LLC dtalerico@wztslaw.com, maraki@wztslaw.com,sfritz@wztslaw.com,admin@wztslaw.com
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Jacquelyn H Choi	on behalf of Creditor LOS ANGELES COUNTY TREASURER AND TAX COLLECTOR jacquelyn.Choi@rimonlaw.com docketingsupport@rimonlaw.com
Jennifer C Wong	on behalf of Interested Party Courtesy NEF bknotice@mccarthyholthus.com jwong@ecf.courtdrive.com
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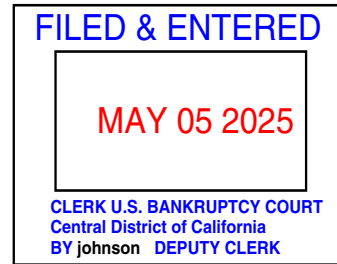
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7 Counsel to Debtors
8 Alan Gomperts, Daniel Halevy, and
Susan Halevy

CHANGES MADE BY COURT

10 UNITED STATES BANKRUPTCY COURT
11 CENTRAL DISTRICT OF CALIFORNIA – LOS ANGELES DIVISION

12 In re:

13 SEATON INVESTMENTS, LLC, *et al.*, -- ***Now a***
14 ***dismissed case***

15 Debtors and Debtors in
16 Possession.

Lead Case No. 2:24-bk-12079-VZ

Jointly Administered with Case Nos.:
2:24-bk-12080-VZ; 2:24-bk-12081-VZ;
2:24-bk-12082-VZ; 2:24-bk-12091-VZ;
2:24-bk-12074-VZ; 2:24-bk-12075-VZ
and 2:24-bk-12076-VZ

Chapter 11

18 **ORDER APPROVING, IN PART,**
19 **STIPULATION ON MOTION TO**
20 **AUTHORIZE USE OF CASH**
21 **COLLATERAL PURSUANT TO 11**
22 **U.S.C. § 363(c)(2)**

Hearing:
Date: April 1, 2025
Time: 11:00 a.m.
Crtrm.: 1368

- 19 ☐ Affects All Debtors.
20 ☐ Affects Seaton Investments, LLC (***Dismissed***)
21 ☐ Affects Colyton Investments, LLC (***Dismissed***)
22 ☐ Affects Broadway Avenue Investments, LLC
23 ☒ Affects SLA Investments, LLC
24 ☒ Affects Negev Investments, LLC
25 ☒ Affects Alan Gomperts
26 ☐ Affects Daniel Halevy
27 ☒ Affects Susan Halevy

26 SLA Investments, LLC ("SLA"), Negev Investments, LLC ("Negev"), Susan Halevy
27 ("Susan" or "Susan Halevy"), and Alan Gomperts ("Alan" or "Alan Gomperts"), debtors and
28

1 debtors-in-possession (the “Debtors”), Archway Broadway Loan SPE, LLC, successor in interest
2 to Archway Real Estate Income Fund I REIT, LLC, fka Archway Real Estate Income Fund I SPE
3 I, LLC (“Archway”), Wells Fargo Bank National West (“Wells Fargo”) as to the 2220 Bagley
4 Ave and 3538 Greenfield Properties, and Harvest Small Business Finance, LLC (“Harvest”)
5 (Archway, Wells Fargo and Harvest, collectively, the “Lenders”)— in the above-entitled jointly
6 administered chapter 11 bankruptcy cases (the “Bankruptcy Cases”), submitted their *Stipulation*
7 *to Further Continue Hearing on Motion to Authorize Use of Cash Collateral Pursuant to 11*
8 *U.S.C. § 363(c)(2)* (the “Stipulation”) on April 25, 2025. **Based on the court’s review,**

9 **IT IS ORDERED:**

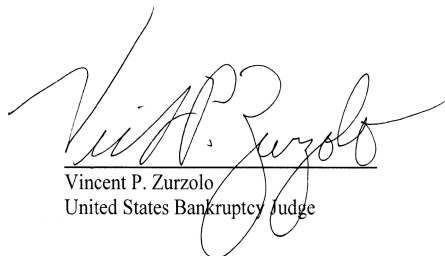
10 1. The Stipulation is approved **IN PART** and incorporated herein. The Court retains
11 jurisdiction to interpret and enforce the Stipulation and this Order.

12 2. A status conference on the *Motion by Affected Debtors for Entry of an Order*
13 *Authorizing Use of Cash Collateral Pursuant to 11 U.S.C. § 363(c)(2)* (doc. no. 87) **has not been**
14 **set. The parties may set a new hearing or status conference on the Motion (docket #87) based**
15 **on procedures set forth in the Local Bankruptcy Rules, including filing deadlines.**

16 3. The Debtors’ authorization to use cash collateral, including under the Wells Fargo
17 Stipulations, is extended **through May 6, 2025, or longer as the parties may determine.**

18 4. All the terms of the Interim Cash Collateral Order (Docket No. 127), including the
19 Lender Rights and Protections, and the Wells Fargo Stipulations, shall remain in full force and
20 effect and unchanged, except for the extension of the period of authorization to use cash
21 collateral.

22
23
24 Date: May 5, 2025


Vincent P. Zurzolo
United States Bankruptcy Judge